

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:00 P.M. Regular and Annual meeting May 21 and recessed May 28, 2009 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Roll Call:

Chairwoman Lucienne L. Cote
Vice Chairman Baldelli
Commissioner Albert Brien
Commissioner Gerard Frappier
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Gerard Remillard

Absent, Normand Laliberte
Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Paul Fontaine

- 1B. Good and Welfare for the Audience

A Certificate of Appreciation was presented to Denis Lapierre, a night security patrol person by Christine O'Connor, Human Resource Manager for his outstanding job of risking his safety during a fire at St. Germain Manor on April 25th. He acted in a most professional manor and was commended for his bravery.

2. Good and Welfare for Commissioners

Vice Commissioner Baldelli commended Denis Lapierre for an outstanding job and congratulated Bob Moreau for doing a great job as a new Community Officer.

Commissioner Brien congratulated Mr. Lapierre for a job well done. He also went on to thank everyone for their get well wishes. Commissioner Brien also went on to mention how he heard about his being removed from office. He felt he was removed because he refused to discharge his responsibilities here in a responsible fashion. He went on to state that it is his opinion that a resident commissioner under our bylaws cannot hold office. The Bylaws are very distinct and were adopted before any such mention of a resident commissioner. They have not been

amended, they have not been modified and the by-laws speak to 5 commissioners so he believes that a resident commissioner serving in the position of Chairperson renders us to have an improperly structured team. Chairman Brien also handed a correspondence to Commissioner Lahousse from January 24th indicating that he has not yet received a reply, but intends to. In the meantime, Commissioner Brien has written a letter to the Ethics Commission as to not necessarily being distressed as being removed as Chairperson but also with the Mayor allowing Mr. Kulik to make decisions to select who stays and leaves the Board. Commissioner Brien also went on to state that he believes that there are reasons that he would not be in favor modifying or amending the bylaws because it would invite a conflict of interest to allow a resident commissioner to be an officer simply because it invites or suggests "I'll scratch your back if you scratch mine" and I feel it is absolutely not allowed and inappropriate and Commissioner Brien is here today with counsel Mr. Kirby to see that the by-laws are adhered to. After a lengthy discussion regarding the legality of a resident commissioner being an officer, Commissioner Brien felt that this was an illegal meeting and upon advice of Attorney Fontaine who stated that the by-laws would have to be researched and what you need is an objective opinion as this is a small community and everyone knows everyone and so does my partner. It is my suggestion that the Board in this instance and limited case get someone from Newport or wherever familiar with HUD regulations and by-laws by hiring a competent lawyer to give you an answer in a few days.

Chairwoman Cote questioned Attorney Fontaine as to whether he represents the WHA Board of Commissioners or not and why he is refusing to give his opinion. Vice Chairman Baldelli stated that it was a very simple question, can she serve or not. Attorney Fontaine responded that he did not wish to put his relationship and firm in jeopardy with the WHA as one of the parties involved will not be happy with his decision.

Attorney Fontaine suggested that Vice Chairman Baldelli asked for a motion to recess this meeting until Thursday, May 28th at 4:00 p.m. with a resolution of the legality of the Chairwoman.

Vice Chairman Baldelli asked for motion to recess this meeting until May 28th, 2009 at 4:00 p.m. A motion was made by Commissioner Frappier and seconded by Vice Chairman Baldelli.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Vice Chairman Baldelli
Commissioner Brien
Commissioner Cote

Commissioner Frappier
Commissioner Lahousse
Commissioner Remillard

CONTINUATION OF RECESS MEETING OF MAY 21, 2009

1. Call to order: 4:00 P.M. Regular and Annual meeting May 21 and recessed May 28, 2009 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Roll Call:

Chairwoman Lucienne L. Cote
Vice Chairman Baldelli
Commissioner Albert Brien
Commissioner Gerard Frappier
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Gerard Remillard

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Howard Croll
Attorney Michael Murphy

2. Continuation of Good and Welfare for the Commissioners

The meeting at this time was turned over to Attorney Croll who provided lengthy information regarding the rules and regs of a Resident Commissioner holding office. Mr. Croll stated the statutes and that the short answer is that a Resident Commissioner is well within all of the rules and regulations of serving as an officer. There is no distinction between Commissioners and Resident Commissioners.

Commissioner Brien had no questions but some observations but deferred to Attorney Murphy who concurred with Attorney Croll's opinion that there is no distinction between a Commissioner and a Resident Commissioner.

Commissioner Brien stated that there was not an issue of a Resident Commissioner serving as an officer, the issue was amending the by-laws by changing the number of commissioners to 7 instead of 5 and 2 of which must be resident commissioners and to suggest that resident commissioners cannot serve in an officer capacity is discriminatory. Commissioner Brien went on to state that he never suggested this but what he suggested at the recessed meeting was simply that our by-laws say that there are 5 commissioners not 7. Attorney Croll finally stated that there is no indication in the by-laws that there be 5 commissioners, it states that there needs 3 for a quorum.

Commissioner Frappier stated that Commissioner Brien last week challenged the propriety of Chairwoman Cote's position as Chairwoman. Commissioner Brien agreed he challenged Chairwoman Cote but not because she was a resident but because the by-laws reflected only 5 commissioners, not 7 and has no mention of resident commissioners. Attorney Croll challenged Commissioner Brien to show him where the by-laws state 5 commissioners, it does not. Attorney Croll further stated that if you want to change the by-laws then change the quorum from 3-5 which is not necessary and recommended no changes to the by-laws

Commissioner Frappier questioned Chairwoman Cote and she agreed that he did, but stated that we now have the legal answers and wished to move on with the meeting.

Commissioner Frappier asked to have put on the agenda for the next meeting the insurance award, specifically November 20th, December 18th correspondence of December 24th, 2008.

Commissioner Laliberte asked if we are coming closer to the sale of the scattered sites and Director Kulik read the correspondence from SAC that it looks favorable and we should hear within a day or so.

Vice Chairman Baldelli asked for the status of Habitat for Humanity and Director Kulik stated that there are issues that Paulette Miller still has and that we are meeting next week with Jim Rezendes from Habitat work them out. He further stated that he would get back to them with the results of the meeting.

Commissioner Brien questioned the insurance premiums having been paid. Commissioner Brien requested a copy of the checks that have been paid and Director Kulik agreed to do so.

3. Chairwoman Cote asked for a motion to approve the minutes of the regular meeting of April 16, 2009. A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays":

AYES

NAYS

Chairwoman Cote

Vice-Chairman Baldelli
Commissioner Brien

Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte

Commissioner Remillard

4. Chairwoman Cote asked for a motion to approve the bills paid for the month of April, 2009. A motion was made by Vice Chairman Baldelli and seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli

Commissioner Brien

Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

5. Communications and Interest of the Authority.

Chairwoman Cote asked for a motion to receive and place on file communication items A - E. Commissioner Laliberte made the motion and was seconded by Vice Chairman Baldelli.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”:

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

6. Report of the Secretary

- A. The Executive Director's Report was received and placed on file upon motion of Commissioner Laliberte, seconded by Vice Chairman Baldelli.

The Executive Director's was submitted as written. Director Kulik explained Vice Chairman Baldelli's question regarding Morin Heights TAR's. Due to illnesses and absenteeism, the Senior Housing Data Clerks had really fallen behind and Senior Data Clerks are being sent there to help out from other complexes. There should be a noticeable improvement seen next month.

The Executive Director passed out a copy of a job description for a System Administrator that is about to be advertised. The Director asked the Commissioners to get their in-put within the next 2 weeks. Commissioner Laliberte asked if this position requires a financial background and Director Kulik responded yes.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

- B. The Deputy Director's report was received and place on file upon motion of Commissioner Laliberte and seconded by Vice Chairman Baldelli.

Deputy Director Speel submitted his report as written mentioning that the new Security Officer was doing very well. Due to parks closing, there is a need to help find activities for the kids to keep them out of trouble. Security is doing an excellent keeping them under control.

Commissioner Frappier stated that he agrees with Attorney Croll's decision to not carry a weapon and all agreed.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli

Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

- C. The reports of the Direct Staff, Legal and Financial were received and placed on file upon motion of Commissioner Brien seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

7. Report of Committees
None

8. Unfinished Business

- A. Approval of Resolution #1053 for the Woonsocket Housing Authority and the Homestead Group Aggressively Pursue a partnership to develop an Adult Day Care Program at one of the WHA’s four High Rise buildings.

Chairwoman Cote asked for a motion to table this item due to no information at this time. A motion was made by Commissioner Frappier and seconded by Vice Chairman Baldelli.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien

Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

9. New Business

- A. Chairwoman Cote asked for a motion to Composite Item A. Approval of Resolution #1055 Confirmation of Emergency; Item B. Approval of Resolution #1056 Non-Citizen Table of Maximum Rents; Item C. Approval to Award Contract for Breeching System at Parkview Manor to Lincoln Energy Mechanical in the Amount of \$53,000; Item D. Approval to Award Contract for Architectural and Engineering to Edward Rowse Architects in the amount of \$226,800; Item E. Approval to Award Contract for Indefinite Quantity for Qualifications (Grant Writing) to Tandem Care, Inc.; Item F. Approval to Award Contract to Alpha Environmental for Certificate of Conformance Lead Inspection Services in the amount of \$37,500; Item G Approval to Award Contract to Landon Technology Group, Inc. Computer Technology Consulting Services for \$36,000 and Item H. Approval of Resolution #1057 Interim Rent Adjustments. A motion was made by Commissioner Laliberte and seconded by Commissioner Brien.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

- B. Chairwoman Cote asked for a motion for Approval to Award High Rise Generator Contract to Commercial Electric Co., Inc. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and Nays".

AYES

NAYS

Chairwoman Cote

Vice Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

I. Chairwoman Cote asked for a motion for Approval of Resolution #1058 ACOP Permissive Deductions. A motion was made by Commissioner Brien and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and Nays".

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

14. Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte at 5:05 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director